

#208 PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-356-XA

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 421.1 B.C.Z.R. TO ALLOW A KENNEL USE WITHIN 70' OF THE NEAREST PROPERTY LINE IN LIEU OF THE REQUIRED 200'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; (Type or Print Name)
Following reasons: (Indicate hardship or practical difficulty)
DUE TO THE VARIABLE CONFIGURATION AND DIMENSIONS OF THE PARCEL OF LAND.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning L. For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name) ROBERT L. HUX
Signature Robert L. Hux
Address LINDA G. HUX
(Type or Print Name)
City and State
Attorney for Petitioner:
(Type or Print Name) 1104 ENGLEBERTH ROAD (301) 391-2326
Address BALTIMORE, MARYLAND 21221
City and State
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address BAFFIS AND ASSOCIATES
City and State
Attorney's Telephone No.: 1249 ENGLEBERTH ROAD (301) 391-2336
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 10 day of March, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16 day of March, 1990, at 11:30 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

MICROFILMED

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE
1510' West of Falls Road
17110 Ridge Road
3rd Election District
3rd Councilmanic District
Robert L. Hux, et ux
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE # 90-356-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a Petition for Special Exception from Section 1A01.2.C.2 in an R.C.2 zone to permit an animal boarding place (Kennel) and a Petition for Zoning Variance from Section 421.1 to allow a kennel use within 70 feet of the nearest property line in lieu of the required 200 feet, as more particularly described on Petitioners' Exhibit No. 1.
The Petitioner, Robert Hux, appeared and testified on behalf of himself and his wife, Linda Hux. Also appearing on behalf of the Petition were William Bafitis, Professional Engineer, and Leroy Hale. There were no Protestants.

Testimony indicated that the subject property known as 17110 Ridge Road consists of 11.892 acres and is zoned R.C.2. Testimony indicated that the Petitioners are desirous of constructing a kennel/boarding place for Labrador Retrievers. Mr. Hux testified that he has 14 years of experience in training Chesapeake Bay and Golden Retrievers for both hunting and show, and indicated that he would like to keep a total of 26 dogs on his property for such purposes. Mr. Hux further testified that he is not a breeder of

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Date 4/1/90
By J. Robert Haines

Labrador Retrievers and that the majority of such training will be done on property other than the subject site. He stated that the kennel will be of block type construction and located out of site from vehicles traveling on Ridge Road. He further indicated that he has located the kennel away from the wetlands to the rear of his property and that the architecture of the kennel will match that of his home.

Mr. Leroy Hale, Petitioners' adjoining neighbor, appeared to indicate his support at the Petitioner's request. Testimony indicated that Mr. Hale maintains a similar type kennel which was granted, pursuant to zoning case No. 89-509-XA.

Mr. William Bafitis testified that, in his opinion, the Petitioners' request fulfills the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). He also indicated that, in view of the wetlands and the general layout of the subject site, the Petitioners would suffer an undue hardship and practical difficulty should the requested variance be denied.

It is clear that the B.C.Z.R. permits the use proposed in an R.C.2 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular loca-

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By J. Robert Haines

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-356-XA

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for ANIMAL BOARDING PLACE, KENNEL, PURSUANT TO SECTION 1A01.2.C.2 B.C.Z.R. IN A RC-2 ZONE.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name) ROBERT L. HUX
Signature Robert L. Hux
Address LINDA G. HUX
(Type or Print Name)
City and State
Attorney for Petitioner:
(Type or Print Name) 1104 ENGLEBERTH ROAD (301) 391-2326
Address BALTIMORE, MARYLAND 21221
City and State
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address BAFFIS AND ASSOCIATES
City and State
Attorney's Telephone No.: 1249 ENGLEBERTH ROAD (301) 391-2336
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 10 day of March, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16 day of March, 1990, at 11:30 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

E.C.O.-No. 1

(over)

MICROFILMED

tion described by Petitioners' Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A2d 1319 (1981).

The proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted, with certain restrictions as more fully described below.

The Petitioners have further requested a variance from Section 421.1 of the B.C.Z.R. to allow the subject kennel within 70 feet of the nearest property line in lieu of the required 200 feet.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

ORDER RECEIVED FOR FILING
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-3-

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5th day of April, 1990 that a Petition for Special Exception to permit an animal boarding place (Kennel) and a Petition for Zoning Variance to allow a Kennel use within 70 feet of the nearest property line in lieu of the required 200 feet, as shown and described on Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the foregoing relief:

- The Petitioners may apply for their building permit and be granted same upon receipt of this order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING
Date 4/1/90
By J. Robert Haines

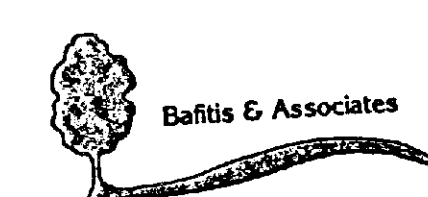
MICROFILMED

JRH:mmm
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 4/1/90
By J. Robert Haines

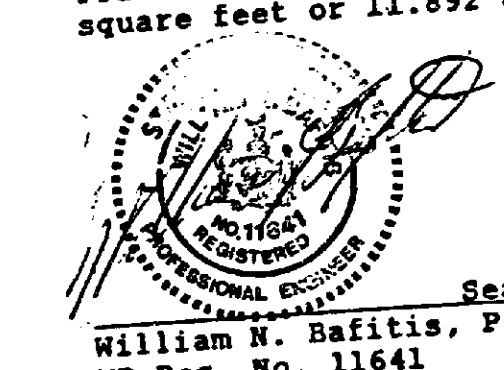
MICROFILMED

-5-



ZONING DESCRIPTION
FOR
KENNEL IN A RC-2 ZONING
AT
17110 RIDGE ROAD

Beginning on the north side of Ridge Road, 60 feet wide, at a distance of 1,510 feet, more or less, west of the centerline of Falls Road. Being Lot 1 in the subdivision of "Ridge Retreat" in which is recorded among the Land Records of Baltimore County in Plat Book E.R.K., Jr. No. 38 Folio 134. Containing 518,015 square feet or 11.892 acres of land, more or less.



William M. Bafitis, P.E.
MD Reg. No. 11641

MICROFILMED

Civil Engineers / Land Planners / Surveyors — 1249 Englebert Road / Baltimore, Maryland 21221 / 301-391-2336

Petitioner's
Exhibit 3
90-356XA

CERTIFICATE OF PUBLICATION

Pikesville, Md., 2/21 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 22nd day of Feb 1990

the first publication appearing on the 21st day of Feb 1990

the second publication appearing on the 22nd day of Feb 1990

the third publication appearing on the 23rd day of Feb 1990

THE NORTHWEST STAR

John L. Lewis
Manager

Cost of Advertisement \$21.50

LEGAL NOTICE

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, has received a Petition for Special Exception and Zoning Variance from the following:

BAFFIS & ASSOCIATES, INC.
111 W. Chesapeake Avenue, Room 105
Towson, Maryland 21204

For the purpose of the above-captioned Petition, the following is the description of the property:

1510' West of Falls Road
17110 Ridge Road
3rd Election District - 3rd Councilmanic

Petitioner(s): Robert L. Hux, et ux

HEARING: FRIDAY, MARCH 16, 1990 at 11:30 a.m.

Special Exceptions: An animal boarding place, kennel.

Variance: To allow a kennel use within 70 feet of the nearest property line in lieu of the required 200 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

FOR RENT

PARK HEIGHTS AVENUE
Newly Renovated
Knightbridge Apartments
Conveniently located
Leasing Office Located at 5906 Park Heights Ave.
CALL 542-8339

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
1510' W of Falls Rd. (17110) : OF BALTIMORE COUNTY
Ridge Rd., 3rd Election Dist.,
3rd Councilmanic District :
Case No. 90-356-XA :
ROBERT L. HUX, et ux,
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
687-2188

I HEREBY CERTIFY that on this 26th day of February, 1990, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Robert L. Hux, 1104 Engelberth Rd., Baltimore, MD 21221, Petitioners; and Baffis and Associates, 1249 Engelberth Rd., Baltimore, MD 21221, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 3/2/90

Mr. & Mrs. Robert L. Hux
1104 Engelberth Road
Baltimore, Maryland 21221

Re: Petitions for Special Exception and Zoning Variance
CASE NUMBER: 90-356-XA
1510' West of Falls Road
17110 Ridge Road
3rd Election District - 3rd Councilmanic
Petitioner(s): Robert L. Hux, et ux
HEARING: FRIDAY, MARCH 16, 1990 at 11:30 a.m.

Dear Petitioners:

Please be advised that \$ 89.30 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING ON THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs
cc: File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 2/1/90

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 105 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitioners for Special Exception and Zoning Variance
CASE NUMBER: 90-356-XA
1510' West of Falls Road
17110 Ridge Road
3rd Election District - 3rd Councilmanic
Petitioner(s): Robert L. Hux, et ux
HEARING: FRIDAY, MARCH 16, 1990 at 11:30 a.m.

Special Exceptions: An animal boarding place, kennel.

Variance: To allow a kennel use within 70 feet of the nearest property line in lieu of the required 200 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs
cc: Mr. & Mrs. Hux
Baffis & Associates
File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Wirth / SWM
Mr. Powell / EIRS
Mr. Pilon / WGS
Mr. Flowers / CBCA
Mr. Fisher / Planning
Mr. Richards / Zoning
Mr. Bowling / DED
Mr. Famili / Traffic
Mr. Weiss / Sanitation
Mr. Beaumont / Land Acq.
Ms. Lutz / House Not.
Capt. Kelly / Fire Dept.
Mr. Kinzer / Rec. & Parks
Mr. Brocato / SHA
Mr. Killian / Assessments
Mr. Butcher / C&P

DATE: October 22, 1990

FROM: Susan Wimbley
Bureau of Public Services

SUBJECT: District: 5C3
Project Name: Ridge Retreat Kennel
Project No.: 90455
Engineer: Baffis and Associates, Inc.
Phone No.: 391-2336

ACTION REQUESTED:
CRG Plan Review (Meeting Waived) :XXI W-90-275
CRG Plan Refinement Review :
CRG Non-Material Amendment Review :
CRG Plan Approval Extension Review :
Paraphrase Minor CRG Plan Review :
Minor Subdivision Review :

Please review the attached plan for compliance with current regulations and return comments to our office by 11/12/90. If you have no comments or do not need to review this plan, please indicate by placing your initials here _____

Thank you for your attention to our request.

SDW:mmm
cc: File

*To: John L. Lewis
10/24/90 ucr*

RIDGE RETREAT KENNEL
17110 Ridge Road
W-90-275

Plan Date: 9/20/90
Comments Due: 11/12/90
Comments Date: 11/21/90

Zoning Case #90-356-XA

As stated on the plan, the site was the subject of zoning hearing #90-356-XA and will comply with all restrictions of this Order. The red-lined site plan approved by the Zoning Commissioner in his letter of 8/13/90 shows an increase in both the kennel area (note #10) and total building area (note #11); this should be accurately shown on building permit plans. Building permit application must have (blue) commercial checklist information.

John L. Lewis
JOHN L. LEWIS
PLANNER I

JLL:scj
cc: Current Planning
Zoning File - 90-356-XA
Waiver File

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number N2 1746

90-356
M9000556

Date 3/16/90

	QTY	PRICE
PUBLIC HEARING FEES		
080 -POSTING SIGNS / ADVERTISING	1 X	\$89.30
TOTAL		\$89.30

LAST NAME OF OWNER: HUX

8 8070*****8930* 3166F
Please make checks payable to: Baltimore County

Cashier Validation:

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

March 8, 1990



Dennis F. Rasmussen
County Executive

Mr. & Mrs. Robert L. Hux
1104 Engelberth Road
Baltimore, MD 21221

RE: Item No. 208, Case No. 90-356-XA
Petitioner: Robert L. Hux, et ux
Petition f. Zoning Variance and
Special Hearing

Dear Mr. & Mrs. Hux:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIAPSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
10th day of January, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Robert L. Hux, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: January 22, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Robert L. Hux, Item 208

The Petitioner requests a Variance to allow a kennel use within 70 ft. of the nearest property line in lieu of the required 200 ft.
In reference to the Petitioner's request, staff offers no comment.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3554

January 11, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 210 and 212.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/lab

RECEIVED
JAN 11 1990

TRAFFIC ENGINEERING

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

1/10/90
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

JAN 12 1990

Zoning Item # 208, Zoning Advisory Committee Meeting of January 9, 1990
Property Owner: Robert L. Hux, et ux District: 3
Location: 17110 Ridge Road Sewage Disposal: private
Water Supply: private
COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for new existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charcoal generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to zoning of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been _____, must be _____ conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3900.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

Others: Establishment of an acceptable sewage disposal area to service proposed kennel will be required by this office prior to approval of building permit to construct kennel.

W. S. Morris
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4800

Paul H. Reincke
Chief

JANUARY 11, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ROBERT L. HUX
Location: #17110 RIDGE ROAD
Item No.: 208 Zoning Agenda: JANUARY 9, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Paul H. Reincke* Noted and Approved
Special Inspection Division Fire Prevention Bureau

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

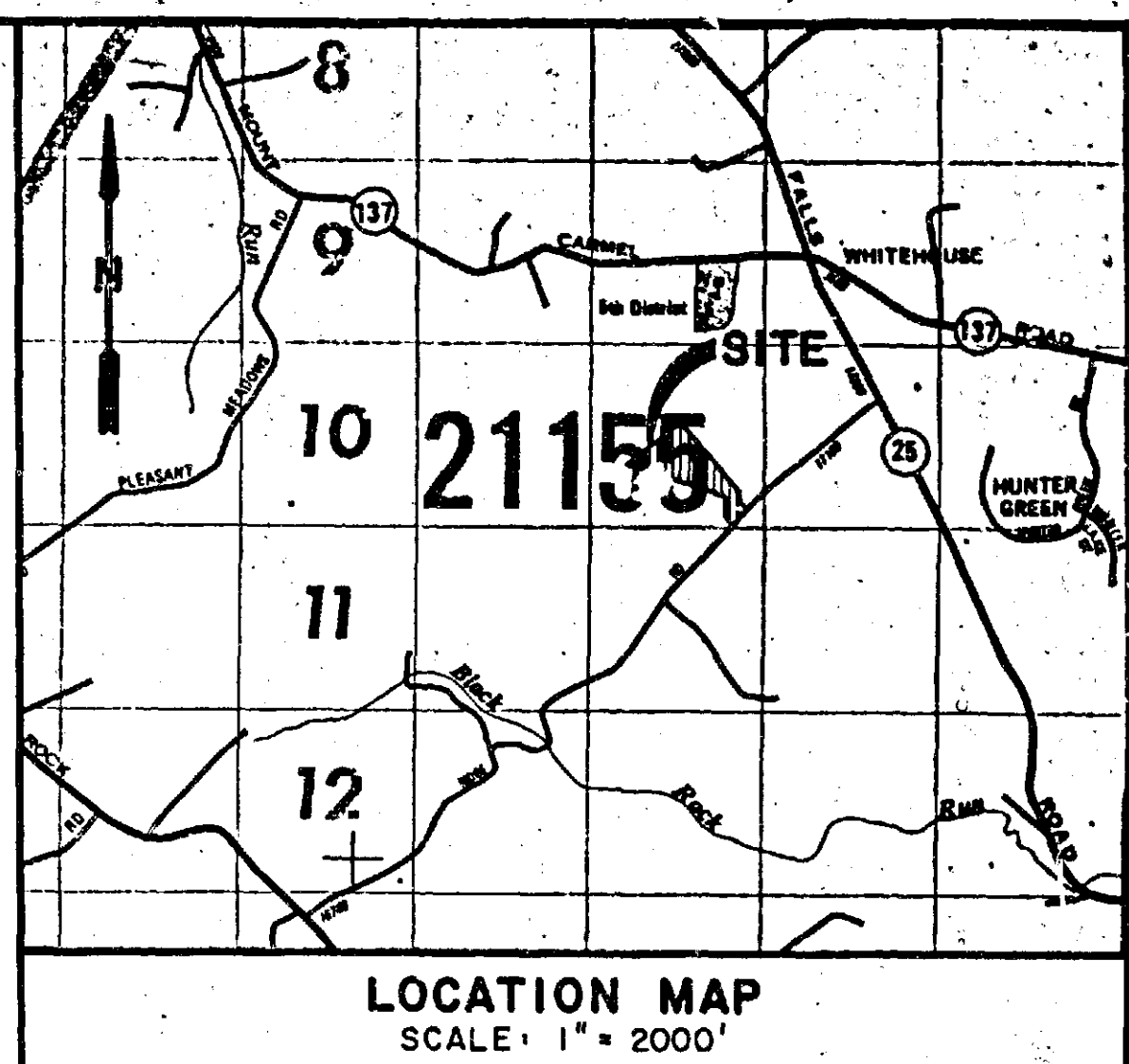
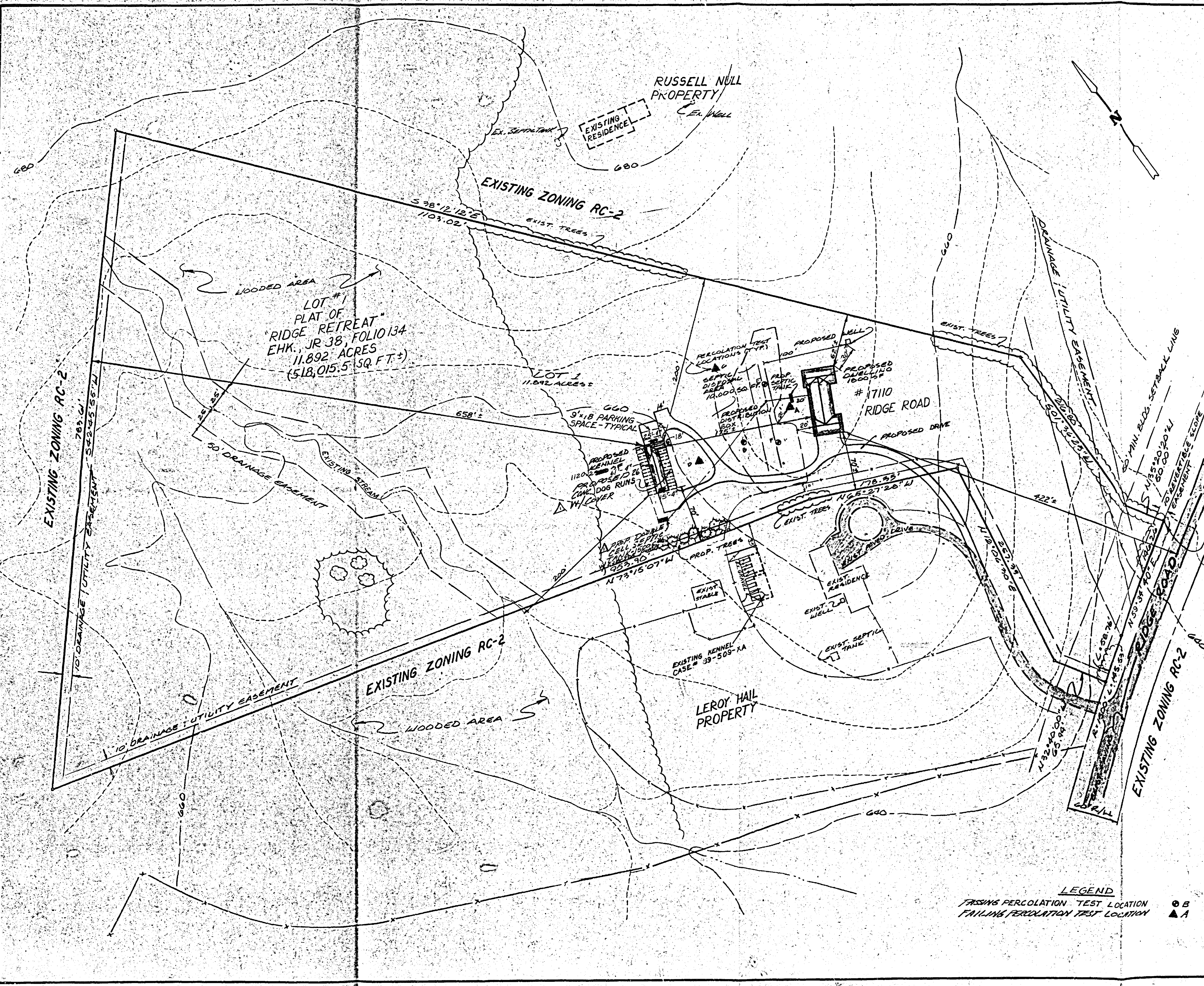
TO: Zoning Advisory Committee
DATE: January 19, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for January 9, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 199, 200, 201, 202, 204, 207, 208, 210 and 212.

For Items 203, 205, and 206 the County Review Group Comments for each item still apply.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s



- GENERAL NOTES**
1. OWNER: ROBERT L. HUX (1-301-391-7226)
LINDA G. HUX
1104 ENGLEBERTH ROAD
BALTIMORE, MD. 21221
 2. DEED REF: LIBER 8135, FOLIO 684
 3. TAX ACCOUNT NO. 17-00-006894
 4. EXISTING ZONING: RC-2
 5. WELL WATER; SEPTIC SEWER
 6. SUBDIVISION: RIDGE RETREAT
LOT 1, PLAT # 38/134
 7. PROPOSED USE: RESIDENTIAL; KENNEL
 8. EXISTING USE: VACANT
 9. PROPOSED DWELLING AREA: 1,800 S.F.
 10. PROPOSED KENNEL AREA: 320 S.F. 1120.2
 11. TOTAL BUILDING AREA: 2,720 S.F. 2920.2
 12. KENNEL PARKING REQUIRED: NONE
 13. KENNEL PARKING PROVIDED (9'x18'): 2
 14. PROPOSED DRIVEWAY SHALL BE A DURABLE AND DUSTLESS SURFACE.
 15. PROPOSED LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL DWELLINGS
 16. THIS SITE IS NOT SITUATED IN THE CHESAPEAKE BAY CRITICAL AREA.

Petitioner's Exhibit A

William N. Baftis, P.E.
301-391-2336

Baftis & Associates

Civil Engineers / Land Planners / Surveyors
1249 Engleberth Rd. Baltimore, Md. 21221

**17110 RIDGE ROAD
PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION
AND
ZONING VARIANCE**

ELECTION DISTRICT * 5 CONGRESSIONAL DISTRICT * 3

SCALE
1" = 50'

JOB ORDER NO.
89047

DATE
SEPT., 1989

NO. 1 SHEET 1 OF 1

REVISIONS

DATE

3-18-90

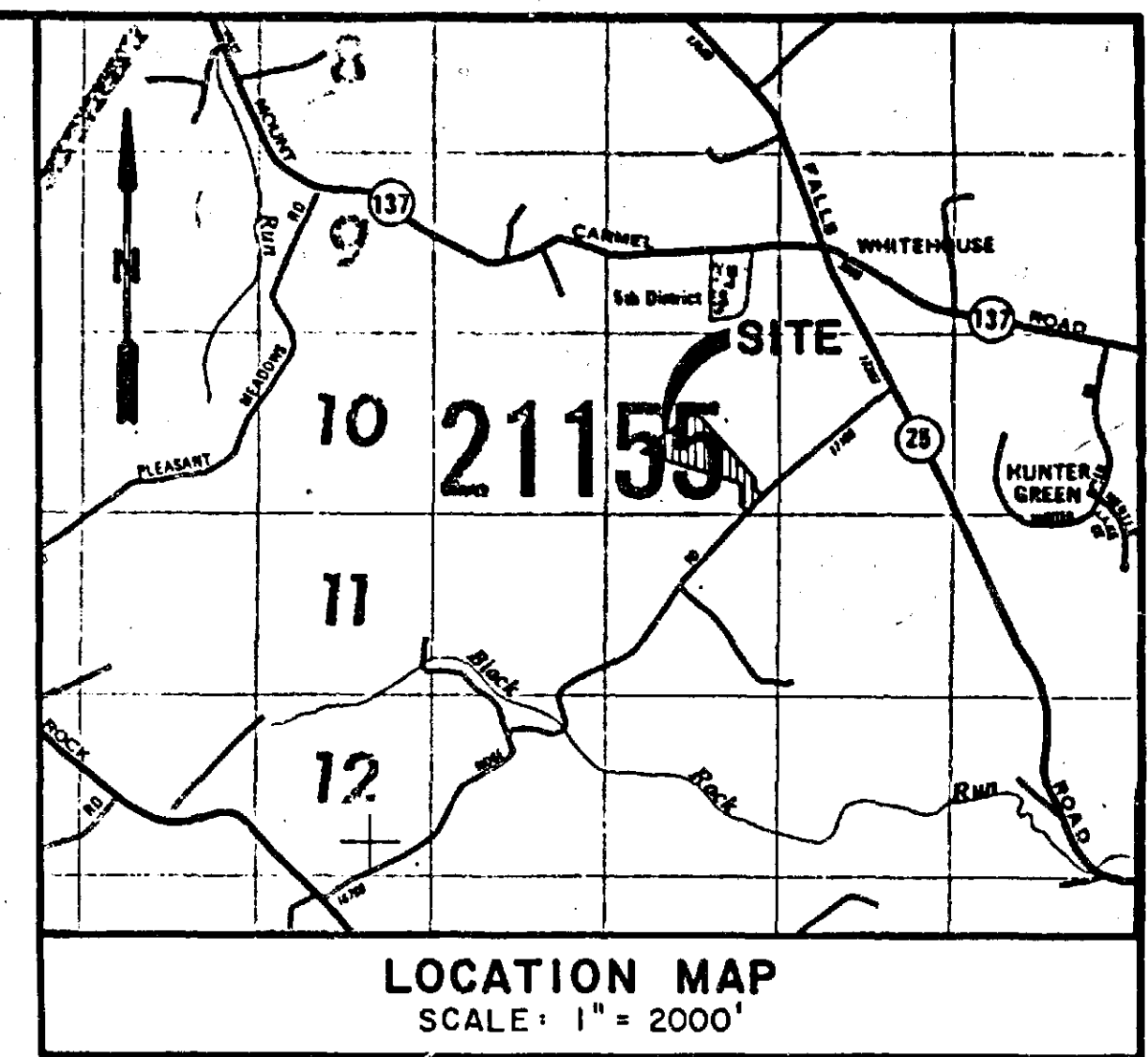
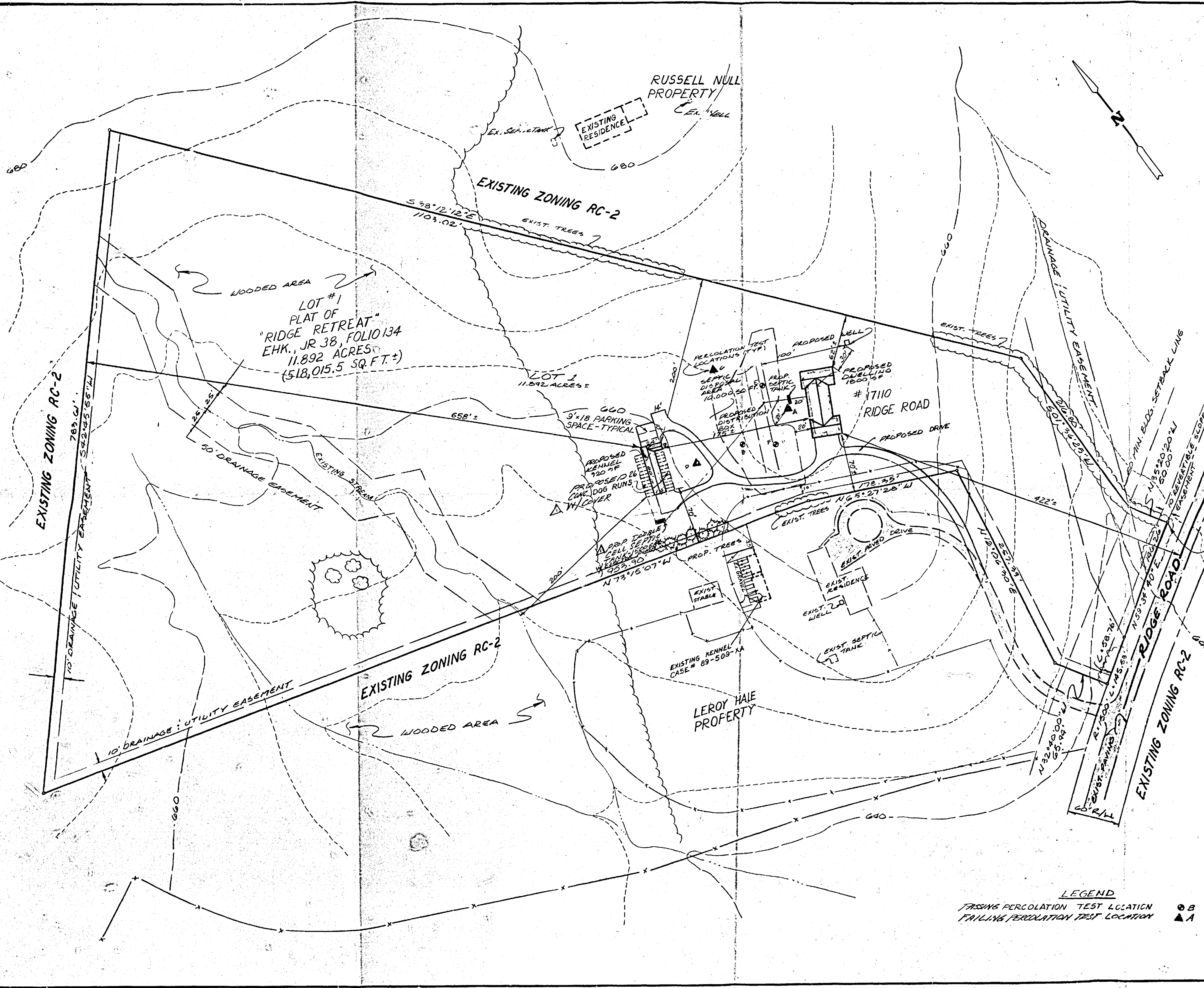
LEGEND

MISSING PERCOLATION TEST LOCATION

FAILING PERCOLATION TEST LOCATION

● B

▲ A



GENERAL NOTES

- OWNER: ROBERT L. HUX (1-301-391-3226)
LINDA G. HUX
1104 ENGLEBERTH ROAD
BALTIMORE, MD. 21221
- DEED REF.: LIBER B135, FOLIO 684
- TAX ACCOUNT NO.: 17-00-006899
- EXISTING ZONING: RC-2
- WELL WATER / SEPTIC SEWER
- SUBDIVISION: RIDGE RETREAT
LOT 1, PLAT = 38/134
- PROPOSED USE: RESIDENTIAL / KENNEL
- EXISTING USE: VACANT
- PROPOSED DWELLING AREA: 1,800 S.F.
- PROPOSED KENNEL AREA: 920 S.F.
- TOTAL BUILDING AREA: 2,720 S.F.
- KENNEL PARKING REQUIRED: NONE
- KENNEL PARKING PROVIDED (9'x18'): 2
- PROPOSED DRIVEWAY SHALL BE A DURABLE AND DUSTLESS SURFACE.
- PROPOSED LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL DWELLINGS
- THIS SITE IS NOT SITUATED IN THE CHESAPEAKE BAY CRITICAL AREA.

PETITIONER'S EXHIBIT 1

William N. Baftis, P.E.
301-391-2336
Baftis & Associates 90-356 XA

Civil Engineers / Land Planners / Surveyors
1249 Engleberth Rd. Baltimore, Md. 21221

17110 RIDGE ROAD PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND ZONING VARIANCE

ELECTION DISTRICT * 5	CONCERNING DISTRICT * 3
SCALE 1" = 50'	JOB ORDER NO. 89047
DATE SEPT., 1989	

NO	REVISIONS	DATE
1	KENNEL SEPTIC TANK & DOG RUN COVER	3-18-90

LEGEND
 TYPING PERCOLATION TEST LOCATION
 FAILING PERCOLATION TEST LOCATION